

UNOFFICIAL COPY

Doc# 2119620167 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/15/2021 08:12 AM Pg: 1 of 3

Prepared By:

LARRY A. WHITNEY, ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
2805 CROW VALLEY TRAIL PLANO, TX 75023

Dec ID 20210701691335

Recording Requested By/Return to:

FIDELITY NATIONAL TITLE
JENNFIER GANNON
10200 SW GREENBURG ROAD, SUITE 110
PORTLAND, OR 97223

45142116471-10

FOR RECORDER'S USE ONLY

WARRANTY DEED

THIS DEED, Executed this 29th day of JUNE, 2021, by first party **HAROLD HAMILTON AND LARYSA HAMILTON, FORMERLY KNOWN AS LARYSA TYMKIV, HUSBAND AND WIFE**, to second party, **HAROLD HAMILTON AND LARYSA HAMILTON, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, of 657 N HIDDEN PRAIRIE COURT, PALATINE, IL 60067.

WITNESSETH, That the said first party, for good consideration paid by the said second party, the receipt whereof is hereby acknowledged, does hereby convey and warrants unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described real estate in the County of COOK, State of Illinois, to wit:


PARCEL 1: THE WEST 54.91 FEET (EXCEPT THE WEST 32.58 FEET) OF LOT 11 IN HIDDEN PRAIRIE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 16, 2001 AS DOCUMENT NUMBER 0010625389, IN COOK COUNTY, ILLINOIS.

PARCEL 2: AN EASEMENT FOR INGRESS, EGRESS AND ACCESS FROM ALL PORTIONS OF THE PROPERTY TO A PUBLIC RIGHT OF WAY OR OTHER PORTIONS OF THE PROPERTY AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR HIDDEN PRAIRIE RECORDED JULY 16, 2001 AS DOCUMENT NUMBER 0010625390, IN COOK COUNTY, ILLINOIS.

APN: 02-15-102-196-0000

PROPERTY ADDRESS: 657 N HIDDEN PRAIRIE COURT, PALATINE, IL 60067

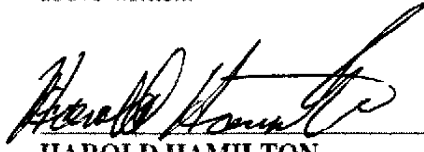
EXEMPT FROM TRANSFER TAX: CODE NUMBER (35ILCS 200-31-45) E

X 
(Signature of buyer, seller, or representative)

6-29-2021
(Date)

UNOFFICIAL COPY

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.


HAROLD HAMILTON

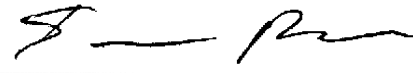
Larysa Hamilton, F/K/A
Larysa Tymkiv
LARYSA HAMILTON, F/K/A
LARYSA TYMKIV

STATE OF ILLINOIS)
COUNTY OF Cook) SS.

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that **HAROLD HAMILTON AND LARYSA HAMILTON, F/K/A LARYSA TYMKIV**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/~~they~~ signed, sealed and delivered the said instrument as his/her/~~their~~ free and voluntary act, for the uses and purposes therein set forth. Given under my hand and official seal this date, June 29th, 2021.

(seal)




Notary Public
My Commission Expires: 8-23-2023

Send Tax Bills to:
HAROLD HAMILTON AND LARYSA HAMILTON
657 N HIDDEN PRAIRIE COURT
PALATINE, IL 60067

No title search was performed on the subject property by the preparer. The preparer of this instrument makes no representation as to the accuracy of the legal description, the status of the title nor property use or any zoning regulations concerning the described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents, no boundary survey was made at the time of this conveyance.

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 6 | 29 | 2021

SIGNATURE: Harold Hamilton
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: ISAAC BIRGIN

By the said (Name of Grantor): Harold Hamilton and Larissa Hamilton, FRA **AFFIX NOTARY STAMP BELOW**

On this date of: 06 | 29 | 2021

NOTARY SIGNATURE: [Signature]



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 6 | 29 | 2021

SIGNATURE: Harold Hamilton
GRANTEE or AGENT

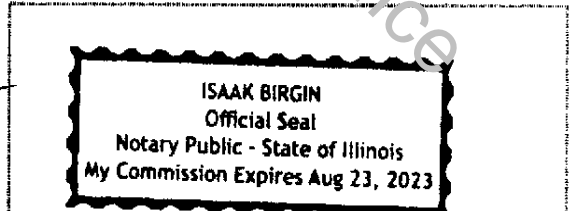
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: ISAAC BIRGIN

By the said (Name of Grantee): Harold Hamilton and Larissa Hamilton **AFFIX NOTARY STAMP BELOW**

On this date of: 06 | 29 | 2021

NOTARY SIGNATURE: [Signature]



CRIMINAL LIABILITY NOTICE
Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**